

## MEMORANDUM

September 3<sup>rd</sup>, 2014

**TO:** Landmarks Board

**FROM:** Lesli Ellis, Comprehensive Planning Manager  
James Hewat, Senior Historic Preservation Planner  
Marcy Cameron, Historic Preservation Planner  
Angela Smelker, Historic Preservation Intern

**SUBJECT:** Public hearing and consideration of an application for a Landmark Alteration Certificate to construct a 1,359 sq. ft. addition to a contributing house and to construct a 440 sq. ft. two-car garage at 735 Mapleton Ave. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code 1981 (HIS2014-00192).

### STATISTICS:

- |    |                       |  |
|----|-----------------------|--|
| 1. | Site:                 | 735 Mapleton Avenue                    |
| 2. | Zoning:               | RL-1 (Residential-Low 1)               |
| 3. | Lot size:             | 8,500 sq. ft.                          |
| 4. | Existing House:       | 1,894 sq. ft.                          |
| 5. | Proposed Addition:    | 1,359 sq. ft. (plus 220 sq. ft. porch) |
| 6. | Existing Garage:      | 187 sq. ft.                            |
| 7. | Proposed Garage:      | 440 sq. ft.                            |
| 8. | Applicant/Owner:      | David Waugh, Mary Beth Emerson         |
| 9. | Date of Construction: | 1920                                   |

### STAFF RECOMMENDATION:

If the applicant complies with the conditions listed below, staff considers the proposed construction of an addition and construction of a new garage on the property will be generally consistent with the conditions specified in Section 9-11-18, B.R.C. 1981, the *General Design Guidelines*, and the *Mapleton Hill Design Guidelines*. Staff recommends that the Landmarks Board adopt the following motion:

*I move that the Landmarks Board adopt the staff memorandum dated September 3rd, 2014, as the findings of the board, and approve a Landmark Alteration Certificate for the proposed construction shown on plans dated 07/25/2014, finding that it generally meets*

*the standards for issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981, subject to the following conditions:*

**CONDITIONS OF APPROVAL:**

1. The applicant shall be responsible for constructing the addition and new two-car garage in compliance with the approved plans dated 07/25/2014, except as modified by these conditions of approval.
2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit a revised design that:
  - a. To the extent possible, reduces the mass and scale of the addition and further simplifies the design of the addition when viewed from Mapleton Ave. and the alley to ensure that it is more subordinate to and compatible with the forms found on the historic portion of the house;
  - b. Reduces the overall amount of built area to open space by reducing the size of the garage and/or addition;
  - c. Retains a greater portion of the north (rear) wall of the historic house and create a more defined connection between the historic house and new addition;
  - d. Further develops a visual continuity between the existing house by simplifying form, fenestration, and refining materiality; and
  - e. Increases the distance between the existing garage and the west wall of the addition to allow for greater protection of the historic building.
3. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall provide details on the rehabilitation of the existing house.
4. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following, which shall be subject to the final review and approval of the Landmarks design review committee: window and door details, wall material details, siding material details, paint colors, roofing material details and details regarding any hardscaping on the property to ensure that the approval is

consistent with the *General Design Guidelines* and the *Mapleton Hill Historic District Guidelines* and the intent of this approval.

### SUMMARY:

- On June 25<sup>th</sup>, 2014, the Landmarks design review committee (Ldrc) preliminarily reviewed an application to add approximately 1,500 sq. ft. to the house at 735 Mapleton Avenue. The Ldrc determined that the proposed scope of the project warranted the full Landmark Board's review in a public hearing.
- Subsequently, the applicant has added to the application a proposal to construct a 440 sq. ft. free-standing garage. Proposals to construct free-standing accessory structure with a total floor area greater than 340 sq. ft. require review by the full Board in a public hearing pursuant to § 9-11-14(b) of the Boulder Revised Code 1981.
- Staff considers the house and attached garage, constructed in 1920 and within the (1865-1946) period-of-significance for the Mapleton Hill Historic District to be contributing resources to the district.
- Staff finds the proposed new construction to be generally consistent with the criteria for a Landmark Alteration Certificate as per 9-11-18(a) & (b)(1)-(4), B.R.C. 1981, the *General Design Guidelines* and the *Mapleton Hill Design Guidelines*.
- This recommendation is based upon the understanding that, pursuant to the conditions of approval, revision to the design will be reviewed and approved by the Landmarks design review committee (Ldrc) prior to the issuance of a Landmark Alteration Certificate.

### PROPERTY HISTORY:



Figure 1. Tax Assessor photo of 735 Mapleton Avenue, c. 1949.

The brick and frame, one and one-half story house at 735 Mapleton Ave. was constructed in 1920 and is typical of houses of that type built during the 1910s and 1920s with its low roof pitch, wide overhanging eaves, full width front porch façade gable and low forward facing dormer.

Luther D. and Eula Allison are listed in the 1920 city directory as the first residents of 735 Mapleton Ave., though they only lived there for one year. Luther was a clerk with C.C. Smith Grocers. After about a decade of residents that stayed no longer than a couple years, John Henry Trezise and his wife, Margaret, settled in the home from 1929 until 1944. John was a salesman with Swift and Co. Meat Products until 1946 when he retired. He was involved in many clubs, and was elected the president of the Last Man's Club in 1948.

After the Trezise family moved away, Anna Moeller, widow of Boulder merchant Henry H. Moeller, purchased the home and lived there until 1971. After Anne passed away, Earl and Patricia Jorgenson resided 735 Mapleton from 1971 to the early 2000s. During the 1960's, Earl is listed as a woodworker and cabinetmaker for Design Products.

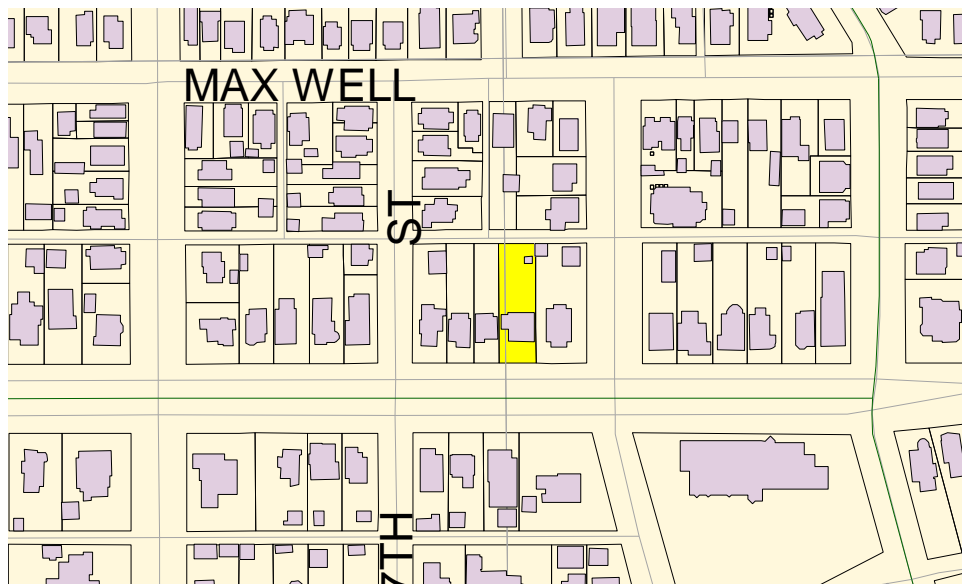


*Figure 2. 745 (right) and 735 Mapleton Ave. (at left), 1929.  
Photograph Courtesy the Carnegie Branch Library for Local History.*

Craftsman-Bungalow houses are a common housing type found in Mapleton Hill and typical of residences constructed for and by middle class citizens in Boulder in the second and third decades of the twentieth century. A unique one-car stone garage is attached to the northwest corner of the house. It was likely constructed at the same time (or shortly after) the house was built in 1920.

### DESCRIPTION:

The property is located on the north side of Mapleton Avenue between 7<sup>th</sup> and 8<sup>th</sup> Streets, in the West Boulder addition to the city, which was platted in 1874. The approximately 1,900 sq. ft. house is located on an 8,500 sq. ft. lot.



*Figure 3. Location Map, 735 Mapleton Ave.*

The one and one-half story Craftsman Bungalow house features a low-pitch side gable roof and deep, full front porch supported by classical columns. A stone foundation supports the brick and frame house while an off-center front door provides access to the house. Two picture windows beneath the front porch appear to have been altered sometime in the 1950s or 1960s and represent the most significant changes to this well-preserved example of the Craftsman-Bungalow. The property features mature vegetation including large trees, and slopes down to the north (rear) of the lot.



*Figure 4. Façade 735 Mapleton Avenue, 2014.*



*Figure 5. East elevation, 735 Mapleton Avenue, 2014.*





*Figure 6. North (rear) of house from alley, 735 Pine St., 2014.*



*Figure 7. Existing garage, 735 Pine St., 2014.*

## **PROPOSED ADDITION**

Drawings show a 1,359 sq. ft. addition to be constructed at the rear of the existing 1,894 sq. ft. house. The attached one-car garage currently takes access from the alley. Plans call for the garage to be converted to heated space and to no longer be used as car parking.

With the proposed addition, the proposed floor area of the house is calculated to be approximately 3,253 sq. ft. with the estimated lot coverage estimated at 2,071 sq. ft. on the 8,500 sq. ft. lot. The application states with the proposed garage, the total floor area (FAR) for the proposal to be 3,693 sq. ft. where the maximum floor area for this property is 3,800 sq. ft. Preliminary code review indicates that no solar shadow analysis has been done and that the FAR and lot coverage are close to the maximum allowed in the Low Density Residential (RL-1) area.



Figure 7. July 2<sup>nd</sup>, 2014 (left) and Proposed Site Plans (right).





*Figure 8. Existing South Elevation (façade)- Fenestration not accurately depicted- see photographs.*



*Figure 8. Proposed South Elevation (façade)*

In elevation, the addition is shown to feature a two-story mass that utilizes the declining grade to stay below the ridge height of the existing house. Because the addition is lower and set in from the east and west corners of the existing house, the south face of the addition will not be visible when viewed straight on from the street, but will be visible from Mapleton Avenue from the southeast and southwest, especially during winter when the foliage is off the trees.



*Figure 9. Existing East Elevation*



*Figure 10. Proposed East Elevation*

The east elevation of the proposed addition shows a gable connector at the second story extending onto the north roof area of the existing house with the first floor set in 3' from the northeast corner of the exiting house. Because the second-story is set back, the proposed addition has a hip roof intersecting with the second-story wall upon which is a gable roof form with a 26.5 degree pitch where the gable roof of the main house a 37 degree pitch.. This elevation of the house is shown to be fenestrated with double-hung windows on the first floor and casement windows on the second.



*Figure 11. Existing North Elevation*



*Figure 12. Proposed North Elevation*

Plans show the first floor of the north (rear) elevation of the addition to feature a half-width porch beneath which are located two sets of sliding door above which is a centrally located balcony. A shed roof form with a 9.5 degree pitch extends west from the ridge of the proposed gable to provide additional second-story space. This face of the addition is shown to be fenestrated by a sliding glass doors and double-hung windows. It appears that the eaves on the east side of the existing garage are proposed to be shortened to accommodate the west wall of the addition, which is shown to be adjacent to the garage. It is unclear what treatment is being proposed for the door to the garage, though elevations seem to indicate an overhead door.



*Figure 13. Existing West Elevation*



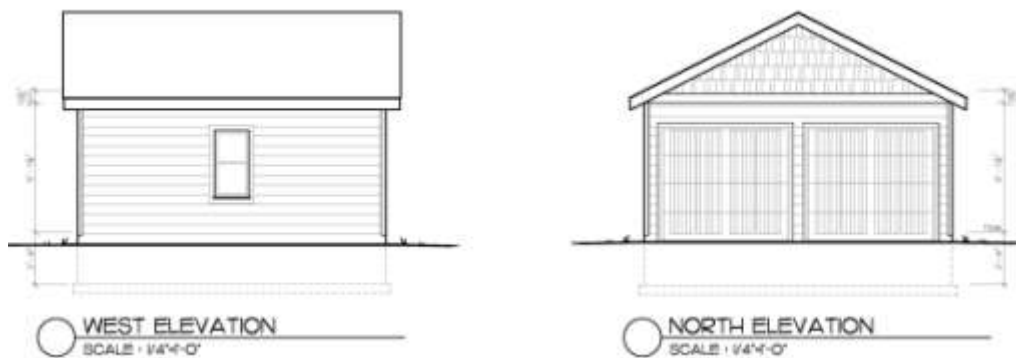
*Figure 14. Proposed West Elevation*

The west elevation of the addition shows the existing one-car attached garage to be retained, next to the two story volume of the addition. This face of the building is shown to be fenestrated with double hung sash, a single light casement window and a single man door providing additional access to the rear deck.

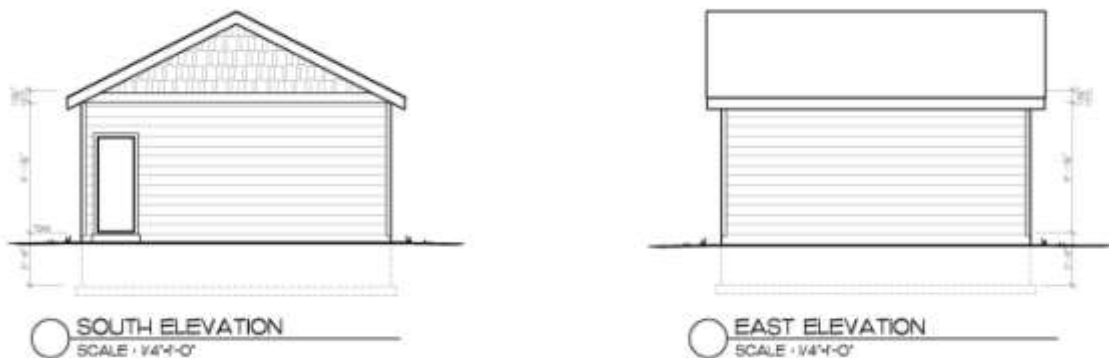
The addition is shown to be sided in wood shingle. Details on windows, doors, roofing and treatment of exterior materials on the existing house were not specified in the application.

### PROPOSED CONSTRUCTION OF NEW TWO-CAR GARAGE

A new 440 sq. ft., two-car garage is proposed to be constructed at the northeast corner of the lot and to take access from the alley. A small, temporary Tuff-shed of recent vintage is to be removed to make way for the garage. The simple gable end building is shown to feature wood automobile doors at the north with a man door to the garden at the north and a one over one double-hung window at the west face. Plans call for the new building to be sheathed in wood clapboard siding and wood shingle on the gable ends to match the proposed addition. No detail was provided about paving, roofing, windows and door materials or color with the application.



*Figure 15. West and North Elevations of proposed garage*



*Figure 16: South and East Elevations of proposed garage.*



## **CRITERIA FOR THE BOARD'S DECISION**

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Subsection 9-11-18(b) and (c), B.R.C. 1981, sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate.

(b) Neither the Landmarks Board nor the City Council shall approve a Landmark Alteration Certificate unless it meets the following conditions:

- (1) The proposed work preserves, enhances, or restores and does not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district;
- (2) The proposed work does not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the landmark and its site or the district;
- (3) The architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed constructions are compatible with the character of the existing landmark and its site or the historic district;
- (4) With respect to a proposal to demolish a building in an historic district, the proposed new construction to replace the building meets the requirements of paragraphs (b)(2) and (3) above.

(c) In determining whether to approve a Landmark Alteration Certificate, the Landmarks Board shall consider the economic feasibility of alternatives, incorporation of energy-efficient design, and enhanced access for the disabled.

## **ANALYSIS**

*1. Does the proposed application preserve, enhance, or restore, and not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district?*

Constructed about 1920, staff considers the modest Craftsman Bungalow building to be contributing to the historic character of the Mapleton Hill Historic District. Staff finds that, provided the listed conditions are met, the proposed alterations to the property including an addition to the house, and construction of a new garage will preserve the historic character of the property and the immediate streetscape and be consistent with the *General Design Guidelines* and the *Mapleton Hill Historic District Guidelines* (see Design Guidelines Analysis section).

*2. Does the proposed application adversely affect the special character or special historic, architectural, or aesthetic interest or value of the district?*

Staff finds that, provided the listed conditions are met, the proposed application will not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the landmark property as it will be generally compatible with the *General Design Guidelines* and the *Mapleton Hill Design Guidelines* in terms of mass, scale, height, design and color (see Design Guidelines Analysis section).

*3. Is the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures compatible with the character of the historic district?*

Staff finds that, provided the listed conditions are met, the proposed addition, relocation of the existing garage, and construction of a new one-car garage will be generally compatible with the architectural form, arrangement, texture, color, arrangement of color, and materials used on the proposed building and will be generally compatible with the character of the historic district in terms of mass, scale, height, setback, and design (see Design Guidelines Analysis section).

*4. Does the proposal to demolish the building within the Mapleton Hill Historic District and the proposed new construction to replace the proposed demolished building meet the requirements of paragraphs 9-11-18(b)(2), 9-11-18(b)(3) and 9-11-18(b)(4) of this section?*

Not applicable.

#### **DESIGN GUIDELINES ANALYSIS:**

The Historic Preservation Ordinance sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate. The Board has adopted the *General Design Guidelines* to help interpret the historic preservation ordinance. The following is an analysis of the proposed new construction with respect to relevant guidelines. Design guidelines are intended to be used as an aid to appropriate design and not as a checklist of items for compliance.

The following is an analysis of the proposal's compliance with the appropriate sections of the *General Design Guidelines*.

## GENERAL DESIGN GUIDELINES -ADDITIONS TO HISTORIC BUILDINGS, 4.0.

4.1	<b>Protection of Historic Structures and Sites</b>		
	<b>The primary concern of the Landmarks Board in reviewing additions to historic structures is the protection of the existing structure and the character of the site and district.</b>		
	<b>Guideline</b>	<b>Analysis</b>	<b>Meets Guideline?</b>
.1	<i>Construct new additions so that there is a least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged or destroyed</i>	Addition is proposed at rear of contributing house.	Yes
.2	<i>New additions should be constructed so that they may be removed in the future without damaging the historic structure.</i>	The majority of the rear wall of the house will be removed to accommodate the addition, though northeast corner of house will be maintained. Future removal of the addition would not be possible without damaging the historic structure. Historic garage is being preserved.	No
.3	<i>It is not appropriate to construct an addition that will detract from the overall historic character of the principal building and/or the site, or if it will require the removal of significant building elements or site features.</i>	At 1,359 sq. ft., the proposed addition is 535 sq. ft. smaller than the existing 1,894 house. However, design and form of addition is quite unlike the house with two stories and multiple roof forms. Addition will require the removal of the majority of the north (rear) elevation.	Maybe
4.2	<b>Distinction from Historic Structures</b>		
	<i>All additions should be discernible from the historic structure. When the original design is duplicated the historic evolution of the building becomes unclear. Instead, additional should be compatible with the historic architecture but clearly recognizable as new construction.</i>		
			<b>Meets</b>

	Guideline	Analysis	Guideline?
.1	<i>Distinguish an addition from the historic structure, but maintain visual continuity between the two. One common method is to step the addition back and/or set it in slightly from the historic structure.</i>	Proposed addition is distinct from house in form, detailing and materiality. Steps should be taken to develop a visual continuity between the existing house by simplifying form, fenestration, and refining materiality. Consider reducing addition to 1, ½ story with single roof form. Review details at Ldrc.	No
.2	<i>Do not directly copy historic elements. Instead, interpret historic elements in simpler ways in the addition.</i>	In form, the addition respects the historic house, and does not seek to replicate historic elements. Steps should be taken to further develop a visual continuity between the existing house by simplifying form, fenestration, and refining materiality. Review details at Ldrc.	No
.3	<i>Additions should be simpler in detail than the original structure. An addition that exhibits a more ornate style or implies an earlier period of architecture than that of the original is inappropriate.</i>	Existing house is simple in form and detailing; Steps should be taken to simplify forms and reduce overall mass and scale, fenestration, and refining materiality of addition which is currently more complex in form and detail than main house. Consider reducing addition to 1, ½ story. Review details at Ldrc.	No
.4	<i>The architectural styles of additions should not imitate the historic style but must be compatible with it. Contemporary style additions are possible, but require the utmost attention to these guidelines to be successful. The use of two distinct historic styles, such as adding Tudor-style half-timbering to a Classic Cottage, is inappropriate.</i>	Proposed addition is two stories while main house is 1, ½. Architecture of addition reads to be quite suburban and not compatible with a simple roof-dominated Craftsman Bungalow. Steps should be taken to make addition more in keeping with main house. Review details at Ldrc.	No
4.3	<b>Compatibility with Historic Buildings</b>		

	<i>Introducing new construction that contrasts sharply with an existing historic structure or site detracts from the visual continuity that marks our historic districts. While additions should be distinguishable from the historic structure, they must not contrast so sharply as to detract from the original building and/or the site. Additions should never overwhelm historic structures or the site, in mass, scale or detailing.</i>		
	<b>Guideline</b>	<b>Analysis</b>	<b>Meets Guideline?</b>
.1	<i>An addition should be subordinate to the historic building, limited in size and scale so that it does not diminish or visually overpower the building.</i>	Addition will increase the square footage of the 1,900 sq. ft. house by 1,359 sq. ft. Mass of addition should be simplified, and if possible reduced to make more subordinate to the main portion of the historic house when viewed from the street and alley. Revise to make more compatible at Ldrc.	Maybe
.2	<i>Design an addition to be compatible with the historic building in mass, scale, materials and color. For elevations visible from public streets, the relationship of solids to voids in the exterior walls should also be compatible.</i>	Relationship of solids to voids on the east and west elevations of the proposed addition are generally compatible with those found on historic houses. Amount of glazing at north (rear) elevation may not be appropriate. Review details at Ldrc.	Maybe
.4	<i>Reflect the original symmetry or asymmetry of the historic building.</i>	Symmetry of original house is not really reflected in proposed addition as forms much more horizontal and containing a number of uncharacteristic roof forms over large wall expanses are shown where simple roof dominated proportion takes precedence over wall areas on historic house. Revise to make more compatible at Ldrc.	No
.5	<i>Preserve the vertical and horizontal proportion of a building's mass.</i>	See .4 above.	No



4.4	<b>Compatibility with Historic Site and Setting</b>		
	<i>Additions should be designed and located so that significant site features, including mature trees, are not lost or obscured. The size of the addition should not overpower the site or dramatically alter its historic character.</i>		
	<b>Guideline</b>	<b>Analysis</b>	<b>Meets Guideline?</b>
.1	<i>Design new additions so that the overall character of the site, site topography, character-defining site features and trees are retained.</i>	Character of the long, narrow site will be maintained. Some mature trees may be removed.	Maybe
.2	<i>Locate new additions on an inconspicuous elevation of the historic building, generally the rear one. Locating an addition to the front of a structure is inappropriate because it obscures the historic facade of a building.</i>	Addition is at the rear of the historic house but will be visible to the public along Mapleton Avenue. This is the only face of the building practical to construct an addition, but consideration should be given to making design of addition more compatible with the Craftsman Bungalow to the extent possible when viewed from street and the alley.	Maybe
.3	<i>Respect the established orientation of the original building and typical alignments in the area.</i>	Addition does not affect historic orientation and alignments of the building along the streetscape.	Yes
.4	<i>Preserve a backyard area between the house and the garage, maintaining the general proportion of built mass to open space found within the area. See Guideline 2.1.1.</i>	Addition and proposed new garage will encroach upon openness of existing yard. With garage and addition property will approach allowable FAR and be higher than the historic condition for similar properties in the streetscape.	Maybe

4.5	<b>Key Building Elements</b>
	<i>Roofs, porches, dormers, windows and doors are some of the most important character-defining elements of any building. As such, they require extra attention to assure that they compliment the historic architecture. In addition to the guidelines below, refer also to Section 3.0 Alterations for related suggestions.</i>

	<b>Guideline</b>	<b>Analysis</b>	<b>Meets Guideline?</b>
.1	<i>Maintain the dominant roofline and orientation of the roof form to the street.</i>	Lower than the existing house, the proposed addition will not affect the roofline of the historic house when viewed from the street.	Yes
.2	<i>Rooflines on additions should be lower than and secondary to the roofline of the original building.</i>	Roofline of addition is lower than that of the main house.	Yes
.3	<i>The existing roof form, pitch, eave depth, and materials should be used for all additions.</i>	Varied pitches and roof forms on addition do not match those on the historic house. Consider single 1, ½ story addition to house with simple roof form with pitch and overhangs to match main house.	No
.5	<i>Maintain the proportion, general style, and symmetry or asymmetry of the existing window patterns.</i>	Symmetry of original house is not reflected in proposed addition as forms much more horizontal and containing a number of uncharacteristic roof forms over large wall expanses are shown where simple roof dominated proportion takes precedence over wall areas on historic house. Revise to make more compatible at Ldrc.	Maybe
.6	<i>Use window shapes that are found on the historic building. Do not introduce odd-shaped windows such as octagonal, triangular, or diamond-shaped</i>	Fenestration on east and west elevations follow same relationship in terms of placement and proportion, though steps should be taken to reduce wall dominated aspect of addition and reorient windows to fit.	Maybe

**MAPLETON HILL DESIGN GUIDELINES –MAJOR EXTERIOR  
 RENOVATION, ADDITIONS AND SECOND STORIES, T.**

<b>F. Massing</b>
<b>While the specific details of the historic architectural styles of Mapleton Hill vary considerably, the most significant and identifiable feature of a building is its massing. Buildings of Italianate styling are square and vertical. Bungalows are low</b>

	<b>and rectangular, while Queen Anne styling is asymmetrical with many projections and details. Replication of stylistic detailing is not encouraged or necessary, however, the form which defines the building, should be respected.</b>		
	<b>Guideline</b>	<b>Analysis</b>	<b>Meets Guideline?</b>
1.	<i>Any addition to a building should preserve the existing symmetry or asymmetry.</i>	The proposed addition may impact the asymmetry of the main house when viewed from Mapleton Avenue and the alley. Revise to make more compatible at Ldrc.	Maybe
2.	<i>The vertical or horizontal proportion of a building's mass should be preserved.</i>	The addition may impact the horizontal proportion of the Craftsman Bungalow design when viewed from Mapleton Avenue and the alley. Revise to make more compatible at Ldrc.	Maybe

<b>T.</b>	<b>Major Exterior Renovation, Additions and Second Stories.</b>		
	<i>Large additions and additional stories to a building frequently change the character of the structure. The diversity that characterizes the historic district is a result of the variety in the sizes of buildings and the differing architectural styles. A design response that respects this diversity is most appropriate.</i>		
	<b>Guideline</b>	<b>Analysis</b>	<b>Meets Guideline?</b>
.4	<i>New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged or destroyed in the process of rehabilitation.</i>	Addition proposed at rear of historic building; character defining garage is proposed to be preserved, but distance between garage and addition should be increased.	Yes
.5	<i>New design and construction should always be differentiated from older portions of a building; however, the addition should respect the existing roof forms, and building scale and massing.</i>	Varied pitches and roof forms on addition do not match those on the historic house. Consider single 1, ½ story addition to house with simple roof form with pitch and overhangs to match main house. Symmetry of original house is not really reflected in proposed addition as	No

		forms much more horizontal and containing a number of uncharacteristic roof forms over large wall expanses are shown where simple roof dominated proportion takes precedence over wall areas on historic house. Revise to make more compatible at Ldrc.	
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### General Design Guidelines

<b>7.</b>	<b>GARAGES &amp; OTHER ACCESSORY STRUCTURES</b>		
<b>7.1</b>	<b>Existing Historic Accessory Structures</b>		
	<i>A primary concern of the Landmarks Board in reviewing proposed changes in historic districts is the protection of existing historic accessory structures and the character of the site and district.</i>		
	<b>GUIDELINES:</b>	<b>ANALYSIS:</b>	<b>CONFORMS</b>
.1	<i>Retain and preserve garages and accessory buildings that contribute to the overall character of the site or district.</i>	Existing attached garage is to be preserved; space between garage and addition should be increased. Eaves of garage should not be altered.	<b>Maybe</b>
.2	<i>Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including roofs, materials, windows, and doors.</i>	Existing attached garage is to be preserved; space between garage and addition should be increased. Eaves of garage should not be altered. Historic doors should be maintained. Review details at Ldrc.	<b>Maybe</b>

### Mapleton Hill Historic District Guidelines

<b>D.</b>	<b>ALLEYS, EASEMENTS and ACCESSWAYS</b>
	<i>Alleys are a strong visual element of the district, and have much variety of scale and detail. They play an important role in the development patterns that give the more visible areas their character. Alleys provide access to rear parking and garages. They have a varied edge quality, with buildings both on the property lines and set back. The size and quality of these accessory buildings varies considerably. Careful consideration should be given to changes in traditional uses.</i>

	Guidelines:	Analysis:	CONFORMS?
1.	<i>The use of alleys to provide access to the rear of properties should be preserved.</i>	Access to garage from alley will be maintained.	<b>Yes</b>
2.	<i>Efforts should be made to protect the variety of shape, size and alignment of buildings along the alleys. Alleys should maintain a human scale and be sensitive to pedestrians.</i>	Proposed garage will be approximately 440 sq. ft. in size.	<b>Yes</b>
3.	<i>Buildings such as garages, sheds, etc. which contribute to this variety should be retained in their original form whenever possible.</i>	Historic attached garage is to be preserved; review details at LDRC.	<b>Yes</b>
5.	<i>Efforts should be made to maintain the character of the alleys in the District.</i>	New garage may block some visibility into the back yard.	<b>Maybe</b>
<b>P</b>	<b>GARAGES, CARPORTS AND ACCESSORY STRUCTURES</b>		
	<i>A variety of accessory buildings has been adapted for use as garages in the Mapleton Hill Historic District. Whether carriage houses or sheds, these structures have certain similarities. They are plain and utilitarian and are located at the rear of the property on the alley. Materials and building elements are varied.</i>		
	<b>Guideline:</b>	<b>Consistency:</b>	
.1	<i>If an existing structure is to be used as a garage the historic character of the building should be respected. As few changes as possible should be made.</i>	Existing attached garage is to be preserved; space between garage and addition should be increased. Eaves of garage should not be altered. Historic doors should be maintained. Review details at Ldrc.	<b>Maybe</b>

<b>7.2 New Accessory Buildings</b>			
<i>New accessory buildings should follow the character and pattern of historic accessory buildings. While they should take design cues from the primary buildings, they must be subordinate in size, massing, and detailing. Alley buildings should maintain a scale that is pleasant to walk along and comfortable for pedestrians.</i>			
<b>Location and Orientation</b>			
.1	<i>It is inappropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building, and the site, or if it will require removal of a significant historic building element or site feature, such as a mature tree.</i>	No significant buildings or features to be removed to make way for garage. Temporary Tuff Shed will be removed.	<b>Yes</b>



.2	<i>New garages and accessory buildings should generally be located at the rear of the lot, respecting the traditional relationship of such buildings to the primary structure and the site.</i>	The proposed garage will take access from the alley.	<b>Yes</b>
.3	<i>Maintain adequate spacing between accessory buildings so alleys do not evolve into tunnel-like passageways.</i>	Proposed two-car garage will have 22' wide face on alley and will obscure some of the visibility into the yard from the alley.	<b>Maybe</b>
.4	<i>Preserve a backyard area between the house and the accessory buildings, maintaining the general proportion of built mass to open space found within the area.</i>	Construction of proposed 440 sq. ft. garage with large rear addition to house will affect general proportion of built mass to open space of the property or streetscape. Consider reducing to one-car garage to lessen amount of built area to open space on the property.	<b>Maybe</b>
<b>Mass and Scale</b>			
.5	<i>New accessory buildings should take design cues from the primary building on the property, but be subordinate to it in terms of size and massing.</i>	Pitch of proposed garage roof similar to that of existing attached garage. Given the existence of one-car garage on property, consider reducing two-car to one-car garage. Review at Ldrc.	<b>Maybe</b>
.6	<i>New garages for single-family residences should generally be one story tall and shelter no more than two cars. In some cases, a two-car garage may be inappropriate.</i>	Proposed two-car garage is one-story in height - consider reducing to one-car garage. Review at Ldrc.	<b>Maybe</b>
.7	<i>Roof form and pitch should be complementary to the primary structure.</i>	Roof form is complementary to the existing attached garage at the rear of the house.	<b>Yes</b>
<b>Materials and Detailing</b>			
.8	<i>Accessory structures should be simpler in design and detail than the primary building.</i>	As shown, garage is simpler than main house in design, material, and detailing.	<b>Yes</b>
.9	<i>Materials for new garages and accessory structures should be compatible with those found on the primary structure and in the district. Vinyl siding and prefabricated structures are inappropriate.</i>	Proposed materials (wood siding, windows, and doors) will be compatible with character of historic district. Consider using not using only clapboard siding (see 2.3.3 above). Resolve at Ldrc.	<b>Maybe</b>
.10	<i>Windows, like all elements of accessory structures, should be simpler in detailing and smaller in scale than similar elements on primary structures.</i>	Proposed design appears compatible in terms of window type, size and detailing with similar elements on the primary building.	<b>Yes</b>
.11	<i>If consistent with the architectural style and appropriately sized and located, dormers</i>	N/A	<b>N/A</b>

	<i>may be an appropriate way to increase storage space in garages.</i>		
.12	<i>Garage doors should be consistent with the historic scale and materials of traditional accessory structures. Wood is the most appropriate material and two smaller doors may be more appropriate than one large door.</i>	Garage doors appear to be consistent in terms of scale and materials. Review final details at Ldrc.	<b>Maybe</b>
.13	<i>It is inappropriate to introduce features or details to a garage or an accessory building in an attempt to create a false historical appearance.</i>	Proposed design does not attempt to recreate a false historic appearance.	<b>Yes</b>
.14	<i>Carports are inappropriate in districts where their form has no historic precedent.</i>	Carport not proposed.	<b>N/A</b>

Constructed about 1920, the Craftsman Bungalow house at 735 Mapleton Avenue was built within the period-of-significance for the Mapleton Hill Historic District and, while somewhat altered, retains a high degree of historic integrity and, as such, staff considers it to be contributing.

Staff considers that steps should be taken to ensure that the mass and scale be reduced to the extent possible to mitigate the visual impact on the main house when viewed from Mapleton Avenue and the alley. In particular, attention should be given to revising the design to be more compatible with the simple roof dominated design of the contributing bungalow, maintaining a greater portion of the north elevation, and providing greater space between the addition and the historic garage. Steps should also be taken to redesign the garage to a smaller one-car building to help reduce the proportion of built mass to open space to be more consistent with properties in the streetscape.

Pending redesign and review by the Landmark design review committee, staff considers the proposed construction of an addition and new garage will be generally consistent with the Historic Preservation Ordinance, Section 4 of the *General Design Guidelines* and Sections F and T of the *Mapleton Hill Design Guidelines*.

As such, staff considers issuance of a Landmark Alteration Certificate for the proposed addition to the contributing house, construction of a new garage to be consistent with the Historic Preservation Ordinance, the *General Design Guidelines*, and the *Mapleton Hill Historic District Guidelines*. As such, staff finds the application consistent with Section 9-11-18(a)&(b)(1-4) B.R.C., the *General*

*Design Guidelines*, and the *Mapleton Hill Historic District Design Guidelines*, provided the listed conditions are met.

**FINDINGS:**

Provided the conditions outlined in the staff recommendation are met, staff recommends that the Landmarks Board approve the application and adopt the following findings:

1. The proposed new construction will meet the standards in 9-11-18 of the Boulder Revised Code 1981.
2. The proposed construction will not have an adverse effect on the value of the landmark property, as it will be generally compatible in terms of mass, scale, or orientation with other buildings in the district.
3. In terms of mass, scale, and orientation, the proposal will be generally consistent with Section 9-11-18(a)&(b)(1)-(4) B.R.C.1981, the *General Design Guidelines*, and the *Mapleton Hill Historic District Design Guidelines*.

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**ATTACHMENTS:**

- A: Tax Assessors Card
- B: Photographs
- C: Applicant's Materials

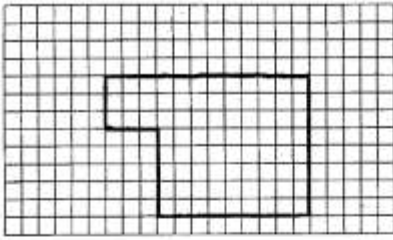
Attachment A: Historic Building Inventory and Tax Assessors Card

COLORADO HISTORICAL SOCIETY  
 Office of Archaeology and Historic Preservation  
 1300 Broadway, Denver, Colorado 80203  
 HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE			
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated		
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.		
Date _____			

PROJECT NAME: Boulder Survey of Historic Places, 1994		COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL4529
		TEMPORARY NO.: 1461-25-4-03-014		
CURRENT BUILDING NAME:		OWNER: JORGENSON PATRICIA A		
ADDRESS: 735 MAPLETON AV BOULDER, CO 80302		PO BOX 1323 MENLO PARK CA 94026		
		TOWNSHIP 1N	RANGE 71W	SECTION 25 SE 1/4 NW 1/4
HISTORIC NAME: Allison Residence		U.S.G.S. QUAD NAME: Boulder, Colo. YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 3 LOT(S): 42-43 ADDITION: Mapleton YR. OF ADDITION: 1888		
FILM ROLL NO.: 94-5 BY: R. Whitacre	NEGATIVE NO.: 21	LOCATION OF NEGATIVES: Boulder City Plng.		DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1920 SOURCE: Boulder County Assessor
ATTACH PHOTOGRAPH HERE				USE: PRESENT: Residential  HISTORIC: Residential
				CONDITION: EXCELLENT X GOOD FAIR DETERIORATING
				EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: Large plate glass windows on facade; windows in dormer altered.
				CONTINUED YES X NO
STYLE: Bungalow		STORIES: 1	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Brick, Wood, Stone		SQ. FOOTAGE: 1625	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Side gable roofed dwelling with overhanging eaves. Gable ends have horizontal lap board siding. Walls of multi-hued, wire drawn brick. Shed dormer with three windows. Gabled brick projection on west. Porch inset under eaves is full width, with classical column supports. Off-center door with geometric glazing. Plate glass and double-hung windows; brick sills. Brick chimney with metal caps. Stone foundation.		INDIVIDUAL: YES X NO		
		CONTRIBUTING TO DISTRICT: X YES NO		
		LOCAL LANDMARK DESIGNATION: No		
		NAME: DATE:		
		ASSOCIATED BUILDINGS? YES X NO TYPE:		
		IF INVENTORIED, LIST ID NOS.:		
ADDITIONAL PAGES: YES X NO		CONTINUED? YES X NO		

Memo to the Landmarks Board  
 Re: Landmark Alteration Certificate, 735 Mapleton Avenue

<b>PLAN SHAPE:</b> 	<b>ARCHITECT:</b> Unknown	<b>STATE ID NO.:</b> 5BL4529		
	<b>SOURCE:</b>	<b>ORIGINAL OWNER:</b> Luther D. and Eula Allison		
<b>BUILDER/CONTRACTOR:</b> Unknown	<b>SOURCE:</b> Boulder City Directory, 1921	<b>THEME(S):</b> Urban Residential Neighborhoods, 1858-present		
<b>CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):</b>  <div style="text-align: right;">CONTINUED    YES    X    NO</div>				
<b>HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):</b> The 1921 city directory indicates that this was the home of Luther D. and Eula Allison. Allison was a clerk with C.C. Smith, grocers. A later owner was Anna Moeller.				
<div style="text-align: right;">CONTINUED    YES    X    NO</div>				
<b>SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):</b> <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;"> <b>ARCHITECTURAL SIGNIFICANCE:</b>            REPRESENTS THE WORK OF A MASTER            POSSESSES HIGH ARTISTIC VALUES            X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION         </td> <td style="vertical-align: top;"> <b>HISTORICAL SIGNIFICANCE:</b>            ASSOCIATED WITH SIGNIFICANT PERSONS            ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS            X CONTRIBUTES TO AN HISTORIC DISTRICT         </td> </tr> </table>			<b>ARCHITECTURAL SIGNIFICANCE:</b> REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	<b>HISTORICAL SIGNIFICANCE:</b> ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS X CONTRIBUTES TO AN HISTORIC DISTRICT
<b>ARCHITECTURAL SIGNIFICANCE:</b> REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	<b>HISTORICAL SIGNIFICANCE:</b> ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS X CONTRIBUTES TO AN HISTORIC DISTRICT			
<b>TIER EVALUATION:</b> Contributing Building-Restorable				
<b>STATEMENT OF SIGNIFICANCE:</b> This building, although somewhat altered, is representative of the Bungalow style, popular in the early twentieth century in the United States, and reflected in the gabled roof with overhanging eaves and front dormer, the combination of construction materials, and the prominent porch.				
<div style="text-align: right;">CONTINUED    YES    X    NO</div>				
<b>REFERENCES (BE SPECIFIC):</b> Boulder County Assessor, real estate information; Boulder Daily Camera biographical files; Boulder Carnegie Library, Boulder County Assessor collection; Boulder City Directories; Boulder Genealogical Society, Census Indexes, 1900 and 1910				
<div style="text-align: right;">CONTINUED    YES    X    NO</div>				
<b>SURVEYED BY:</b> R.L. Simmons/T.H. Simmons	<b>AFFILIATION:</b> Front Range Research Associates, Inc.	<b>DATE:</b> June 1994		

Memo to the Landmarks Board  
Re: Landmark Alteration Certificate, 735 Mapleton Avenue



Memo to the Landmarks Board  
Re: Landmark Alteration Certificate, 735 Mapleton Avenue

## BOULDER COUNTY REAL ESTATE APPRAISAL

Appraised 19 2011

OWNER Owner Mailed

HOUSE No. 725 STREET Mapleton CITY Boulder

LOTS 42443 BLOCK 3 ADDITION Mapleton

Year Constructed 1920 Est. Life in Years

### ESTIMATE OF VALUATION

	BUILD. PART A	BUILD. PART B	GARAGE
No. Cubic Feet	<u>1226</u>	<u>1875</u>	
Cost per cu. ft.	<u>32</u>	<u>12</u>	
Total Cost	<u>39232</u>	<u>22500</u>	
Porch			
Garage			
Extras			
<b>TOTAL</b>	<b><u>61732</u></b>	<b><u>22500</u></b>	
Less: Obsolescence			
Less: Physical Dep.	<u>24</u>	<u>12</u>	
Net After Deducting Depreciation	<u>61488</u>	<u>22380</u>	
Less: Utility Dep.			
<b>PRESENT VALUE</b>	<b><u>61488</u></b>	<b><u>22380</u></b>	

### DESCRIPTION

	Amount	Year	Amount
Class of Bldg.	<u>1</u>		
Construction	<u>1</u>		
Char. of Const.	<u>1</u>		
Exterior	<u>1</u>		
Interior Finish	<u>1</u>		
Floors	<u>1</u>		
Stairs	<u>1</u>		
Fire Retardant	<u>1</u>		
Insulation	<u>1</u>		

### BUILDING PLAN

### ANNUAL ASSESSMENT

YEAR	LAND	IMPROVEMENTS	TOTAL
1920			
1921			
1922			
1923			
1924			
1925			
1926			
1927			



CLASS OF BUILDING		HEIGHT		ROOF		LIGHT		DESCRIPTION	
No. of Stories		FOUNDATION		CONSTRUCTION		Electricity		ROOMS	
1-Single Residence	2	Brick	Concrete	Wood Shingle	Gas	Living Room	1	1	1
2-Duplex	2	Concrete	Concrete	Tar and Gravel	Oil	Dining Room	1	1	1
3-Bungalow, Apt., etc.	2	Stone	Wood	Prepared Paper		Kitchen	1	1	1
4-Flat or Terrace	2	Wood	Tile	Sheet Iron		Breakfast Nook	1	1	1
5-Apartment House	2	Concrete	Concrete	Copper		Bath Room	1	1	1
6-Hotel	2	Brick	Concrete	Clay Tile		Towel Room	1	1	1
7-Store Building	2	Brick	Concrete	Asbestos Shingle		Shower Room	1	1	1
8-Office Building	2	Brick	Concrete	Tin		Shower Room	1	1	1
9-Hospital or Sanitarium	2	Brick	Concrete	Asbestos Shingle		Shower Room	1	1	1
10-Bank Building	2	Brick	Concrete	Asbestos Shingle		Shower Room	1	1	1
11-Theater	2	Brick	Concrete	Asbestos Shingle		Shower Room	1	1	1
12-Warehouse	2	Brick	Concrete	Asbestos Shingle		Shower Room	1	1	1
13-Factory	2	Brick	Concrete	Asbestos Shingle		Shower Room	1	1	1
14-Public Garage	2	Brick	Concrete	Asbestos Shingle		Shower Room	1	1	1
15-Private Garage	2	Brick	Concrete	Asbestos Shingle		Shower Room	1	1	1
16-Service Station	2	Brick	Concrete	Asbestos Shingle		Shower Room	1	1	1
17-Bus House or Gr. House	2	Brick	Concrete	Asbestos Shingle		Shower Room	1	1	1
18-Poultry House	2	Brick	Concrete	Asbestos Shingle		Shower Room	1	1	1
19-Barn or Shop	2	Brick	Concrete	Asbestos Shingle		Shower Room	1	1	1
CONSTRUCTION		EXTERIOR		PLUMBING		NEEDS AND REPAIRS		FINISH	
Frame	1	Common Brick	Common Brick	Old Style	Water	Unfinished	Plaster, Plaster	Unfinished	Plaster, Plaster
Brick	1	Pressed Brick	Pressed Brick	Modern	Water	Plaster, Plaster	Plaster, Plaster	Plaster, Plaster	Plaster, Plaster
Tile	1	Wine Cell Brick	Wine Cell Brick	No. Bath Tube	Water	Plaster, Plaster	Plaster, Plaster	Plaster, Plaster	Plaster, Plaster
Stone	1	Glazed Brick	Glazed Brick	No. Shower Bath	Water	Plaster, Plaster	Plaster, Plaster	Plaster, Plaster	Plaster, Plaster
Concrete, Pails or Block	1	Wood Shingle	Wood Shingle	No. Toilet	Water	Plaster, Plaster	Plaster, Plaster	Plaster, Plaster	Plaster, Plaster
Concrete, Reinforced	1	Wood Shingle	Wood Shingle	No. Lavatory	Water	Plaster, Plaster	Plaster, Plaster	Plaster, Plaster	Plaster, Plaster
Steel Frame	1	Concrete Slab	Concrete Slab	No. Urinal	Water	Plaster, Plaster	Plaster, Plaster	Plaster, Plaster	Plaster, Plaster
CHARACTER OF CONST.		CORROSION		HEATING		LOCAL IMPROVEMENTS		MISCELLANEOUS	
Clamp	1	Corroded Iron	Corroded Iron	Boiler	Water	Street Paving	Street Paving	Street Paving	Street Paving
Medium	1	Tile	Tile	Hot Air	Water	Alley Paving	Alley Paving	Alley Paving	Alley Paving
Good	1	Form Cuts	Form Cuts	Hot Water	Water	Electricity	Electricity	Electricity	Electricity
Fire Resisting	1	Wood	Wood	Steam	Water	Gas	Gas	Gas	Gas
Non-Fire Resisting	1	Form Cuts	Form Cuts	No. Fireplace	Water	Telephone	Telephone	Telephone	Telephone
STATE OF REPAIR		OUTSIDE TRIM		FUEL		NEEDS AND REPAIRS		MISCELLANEOUS	
Had	1	Wood	Wood	Coal	Water	Street Paving	Street Paving	Street Paving	Street Paving
Fair	1	Form Cuts	Form Cuts	Oil	Water	Alley Paving	Alley Paving	Alley Paving	Alley Paving
Good	1	Concrete	Concrete	Gas	Water	Electricity	Electricity	Electricity	Electricity
New	1	Form Cuts	Form Cuts	Electricity	Water	Gas	Gas	Gas	Gas
REMARKS		<p>1. The building is in good condition.</p> <p>2. The roof is in good condition.</p> <p>3. The exterior is in good condition.</p> <p>4. The interior is in good condition.</p> <p>5. The plumbing is in good condition.</p> <p>6. The heating is in good condition.</p> <p>7. The fuel is in good condition.</p> <p>8. The state of repair is in good condition.</p>							



Memo to the Landmarks Board  
Re: Landmark Alteration Certificate, 735 Mapleton Avenue



**Attachment B: Current Photographs**



735 Mapleton Ave., view of south (front) elevation, 2014.



735 Mapleton Ave., view of west elevation, 2014.





735 Mapleton Ave., southeast corner, 2014.



735 Mapleton Ave., view of east elevation, 2014.



View of North (rear) elevation, 2014.



View of garage at 735 Marpleton Ave., 2014.





735 Mapleton Ave., view of South elevation with 745 Mapleton Ave. on the right, 2014.



735 Mapleton Ave., view of South elevation with 711 Mapleton Ave. and 707 Mapleton Ave. on the left, 2014.



View of 700 block of Mapleton Ave. looking west, 2014.



View of 700 block of Mapleton Ave. looking east (Mapleton Hill school in background), 2014.





View of south side of 700 block of Mapleton Ave. looking directly out from 735 Mapleton Ave.



735 Mapleton Ave., view into property from alley, 2014.



View of alley looking east, 735 Mapleton Ave. on right, 2014.



View directly across the alley, 730 Maxwell on left and 2433 8<sup>th</sup> St. on right, 2014.



Attachment B: Applicant's Materials

This letter is to request a Landmarks Board Alteration Certificate for a new addition to be added onto an existing residence located at 735 Mapleton Ave. The home is located in the Mapleton Hill Historic District. The 1894 square foot residence was constructed in 1920, and still retains all of its existing construction character, although it has been altered by the replacement of the front main level windows and dormer windows. The residence is a one and one half story brick structure with wood lap siding in the gables and dormers. It is located on Mapleton Avenue, which has several large, elegant, historic mansions. Due to it's historical significance, we are proposing to keep the existing structure in it's entirety.

The proposed addition is a two story structure that is significantly smaller than the existing residence, that we believe meets the design guidelines for an appropriate addition in the Mapleton Historic District. We have tried to complement the existing home by simplifying the addition and providing a definite demarcation between new and old. This is accomplished by a three foot recess on one side, and a ten foot recess on the other side, as well as using a wood façade in contrast to the brick, thus creating a stand alone effect for the existing residence, and highlighting its modest shape and preserving the existing roof lines. We have designed a portion of the new addition to have a shed dormer to further lower the new roof and to accentuate the simplicity of the existing pitched roof.. The massing of the proposed low pitched roof is very simple, yet complimentary to the steeper pitched roof on the existing home. A single story wrap around porch roof is used to help reduce the size of the addition. The materials proposed on the addition are neighborhood appropriate in style and character, using cedar shingles, in contrast to the widely gapped horizontal siding on the front house upper gables.

The lot that we are working with is very large at 8,500 square feet, with a slight slope down to the rear of the property with alley access. The property has a single car one story garage sunken to the basement level, but is too narrow for an actual car. We are proposing to keep the garage but refurbish it into a workshop, keeping it entirely intact. We are proposing a new, two car garage to be built directly off the alley. It would be sided with materials similar to the new addition, with cedar shingles.

Memo to the Landmarks Board  
Re: Landmark Alteration Certificate, 735 Mapleton Avenue

In conclusion, we respectfully ask for the boards approval to construct the proposed addition and new garage in accordance with the Mapleton Hill Historic Guidelines, that is size appropriate for the oversized lot, and complementary to the existing bungalow residence.

735 MAPLETON AVENUE  
LANDMARKS BOARD

September 3, 2014

PREPARED BY:

WAUGH AND ASSOCIATES  
ARCHITECTS/PLANNERS

71 BOWEN  
LONGMONT, COLORADO

720-494-7602

## GENERAL DESIGN GUIDELINES - ADDITIONS TO HISTORIC BUILDINGS

### 4.1 Protection of Historic Structures and Sites

The primary concern of the Landmarks Board in reviewing additions to historic structures is the protection of the existing structure and the character of the site and district.

- The proposed new addition totally preserves the existing historic fabric by not removing any of the existing front and side facades. The attachment at the rear wall is recessed 3 feet on one side, and 10 feet on the other side, thus preserving the existing attached garage structure, that is visible from the rear elevation.
- The mass and scale of the addition is significantly smaller compared to the existing residence, and considerable effort has been made to articulate both walls and roof forms to mitigate their size and scale.

### 4.2 Distinction from Historic Structures

All additions should be discernible from the historic structure. When the original design is duplicated the historic evolution becomes unclear. Instead, additions should be compatible with the historic architecture but clearly recognizable as new construction.

- The proposed addition is clearly distinguished from the existing residence by the recessing of the attaching walls and the use of different siding materials. Siding would be a cedar shingle lap siding as opposed to the brick main level and widely gapped horizontal siding in the gables and dormers. The change in materials, as well as the lower level wrap around porch roof helps to reduce the mass of the addition and distinguish the new from the old.
- The use of a shallower roof pitch than the existing roof further helps to distinguish the new from the old.

- Exterior detailing has been kept to a minimum to simplify the new addition.

The exterior style of the existing residence is very simple with the use of brick and its large covered front porch. The addition is to be as simplistic as possible, yet it remains distinctly different.

#### 4.3 Compatibility with Historic Buildings

Introducing new construction that contrasts sharply with an existing historic structure or site detracts from the visual continuity that marks our historic districts. While additions should be distinguishable from the historic structure, they must not contrast so sharply as to distract from the original building and/or site. Additions should never overwhelm historic structures or the site, in mass, scale or detailing.

We have tried to minimize the size of the addition through the use of a more compact, simplified design. We have purposely kept the second level smaller in size and complexity to keep the massing simple. The one story wrap a round porch roof also lessens the impact of the two story structure and helps relate to the existing home.

The relationship of solids and voids is handled with wall articulation and fenestration of a more modest style which will be both simple in design and consistent with the simple style of the existing residence.

Although the new addition is more vertical, the stepping back of each of the progressive structural elements reduces the mass and scale and is lower in grade which makes the addition not visible from Mapleton Avenue.

#### 4.4 Compatibility with Historic Site and Setting

Additions should be designed and located so that significant site features, including mature trees, are not lost or obscured. The size of the addition should not overpower the site or dramatically alter its historic character.

This lot is large at 8,289 sq. ft. and will accommodate the addition and added garage without overpowering the site. With the new addition and detached garage at the rear, the new residence will have much better access to the rear of the lot with living areas located on the rear. With the detached garage, landscape improvements can replace the oversized parking area in the alley, providing more usable open space.

#### 4.5 Key Building Elements

Roofs, porches, dormers, windows and doors are some of the most important character-defining elements of any building. As such, they require extra attention to assure that they compliment the historic architecture. In addition to the guidelines below, refer also to Section 3.0 Alterations for related suggestions.

The existing gabled roof and dormer will be the predominant roofs seen from Mapleton Avenue as the new addition with a low pitched roof will not exceed the height of the existing ridge.

Windows are simple rectangular shapes to further the simplicity of the existing home.

### MAPLETON HILL DESIGN GUIDELINES - MAJOR EXTERIOR RENOVATION - ADDITIONS AND SECOND STORIES

#### Massing

While the specific details of the historic architectural styles of Mapleton Hill vary considerably, the most significant and identifiable feature is its massing. Buildings of Italianate styling are square and vertical. Bungalows are low and rectangular, while Queen Anne styling is asymmetrical with many projections and details. Replication of stylistic detailing is not encouraged or necessary, however, the form which defines the building, should be respected.

The new addition will not change the symmetry of the existing residence. The existing residence is extremely wide. While the new addition is a two story, it is stepped back and lowered in height to be virtually unseen from Mapleton Ave.

### Major Exterior Renovation, Additions and Second Stories

Large additions and additional stories to a building frequently change the character of the structure. The diversity that characterizes the historic district is a result of the variety in the sizes of buildings and the differing architectural styles. A design response that respects this diversity is most appropriate.

The proposed addition is at the rear of the house, so none of the existing character defining features will be changed. The new addition is distinctly different from the existing, yet respects the existing roof forms. The addition will be blocked from view because the existing house is so wide, and is considerably smaller in size. Even with the new addition, the house will be undersized in relation to most of the other homes on the block.

### Garages, Carports and Accessory Structures

A variety of accessory buildings have been adapted for use as garages in the Mapleton Hill Historic District. Whether carriage houses or sheds, these structures have certain similarities. They are plain and utilitarian and are located at the rear of the property or alley. Materials and building elements are varied.

No historic accessory buildings are on the site. An existing storage shed will be removed.

## GENERAL DESIGN GUIDELINES

### Garages and other Accessory Structures

A primary concern of the Landmarks Board in reviewing proposed changes

In the historic districts is the protection of existing historic accessory structures and the character of the site and district.

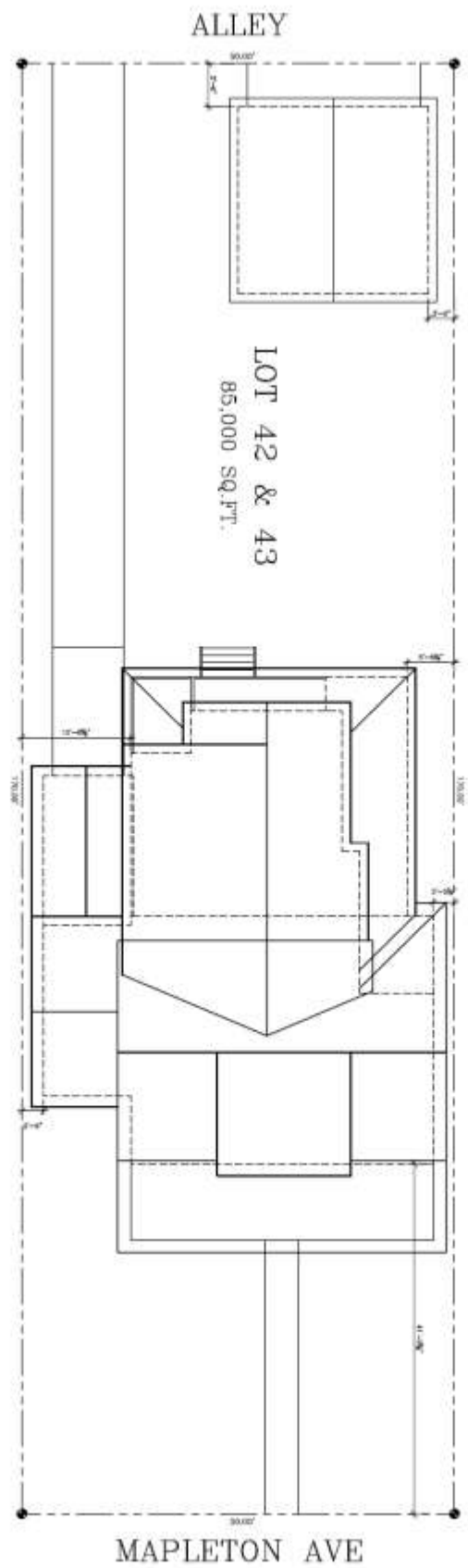
Existing storage shed will be removed to allow room for a new two car garage.

### New Accessory Buildings

New accessory buildings should follow the character and pattern of historic accessory buildings, they must be subordinate in size, massing, and detailing.

The proposed new 2 car garage will be similar in design to the new addition and will not impact the character of the original building. As the historic drive access has always been from the alley, this access will be preserved. The mass and scale will be appropriate with the new addition and existing residence. Materials will match the new addition and will not attempt to create a historic look. The new garage will replace the “hodgepodge” of parking that covers the entire back of the property.

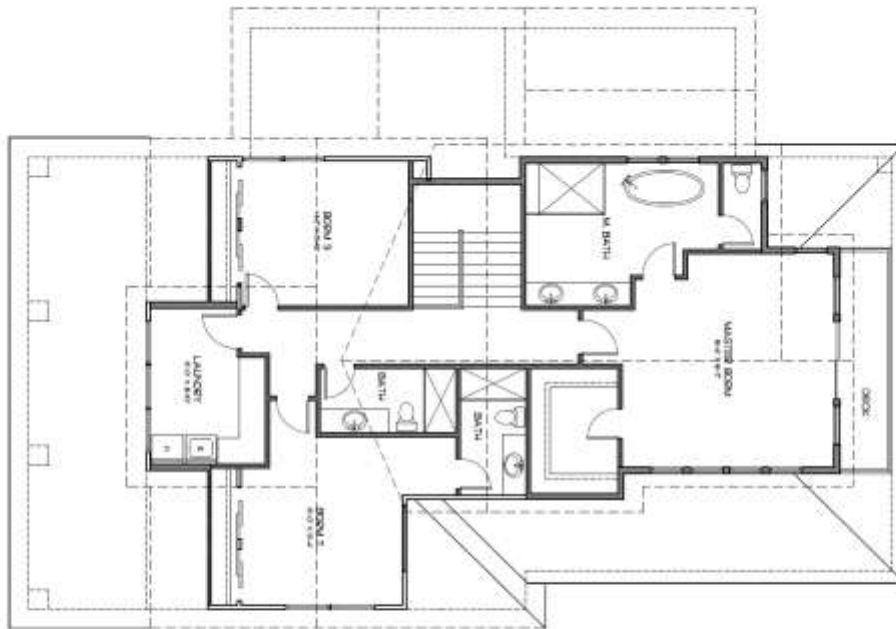
 SITE PLAN  
SCALE: 1/8"=1'-0"







UPPER LEVEL FLOOR PLAN  
SCALE: 1/4"=1'-0"

[illegible]

